

HAMPTON PLANNING BOARD – MINUTES

November 5, 2003

PRESENT: Thomas Gillick, Chairman
Robert Viviano, Vice Chairman
Tracy Emerick, Clerk
Tom Higgins
Jack Lessard
Keith Lessard
Skip Sullivan, Selectman Member
Mark Fougere, Interim Town Planner

ABSENT: Jennifer Kimball, Planner
Janine Fortini, Secretary

Mr. Gillick called the meeting to order at 7:00 p.m. by introducing the Board members. Mr. Gillick then asked Mr. Viviano to lead the Pledge of Allegiance.

I. 2004 CAPITAL IMPROVEMENTS PROGRAM:

Mr. Gillick distributed a narrative and spreadsheet, as prepared by the CIP Advisory Committee, in accordance with RSA 674:5-8. The CIP Committee developed the plan over the course of six months with input from various Town Agencies, Boards and Departments.

OPEN PUBLIC HEARING: NO COMMENT.
CLOSE PUBLIC HEARING.

Mr. Emerick **MOTIONED** to accept the 2004 Capital Improvements Plan and have it presented to the Board of Selectman at its November 10, 2003 meeting. Mr. J. Lessard **SECONDED**.

VOTE: 5 = YES / 1 = OPPOSED (Mr. Sullivan). **MOTION PASSES IN THE AFFIRMATIVE.**

Mr. Gillick asked for Board consensus to reorder the agenda for the following business - the Board agreed:

IV. OLD BUSINESS:

1. Vertical Building & Development Company, LLC
Site Plan Review for 42 Unit Condominium with 2 retail stores at
Ocean Boulevard, J & K Streets
Map 293, Lot 008; Map 290, Lots 144, 145, & 146
Owners of Record: Nancy J. Higgins Revocable Trust; Five Jay Street, LLC;
Jerelyn A. Gray & Peter B. Dineen; Captain Morgan Inn, Inc.
Jurisdiction Accepted July 30, 2003, extended by applicant

Mr. Gillick read a letter dated October 22, 2003 from Attorney Saari requesting to postpone, at the applicant's request, the Vertical Building & Development Company, LLC Site Plan Review Application to the December 17, 2003 Planning Board meeting. Mr. Sullivan **MOTIONED** to postpone, at the applicant's request, the Vertical Building & Development Company, LLC Site Plan Review for 42 Unit Condominium with 2 retail stores at Ocean Boulevard, J & K Streets, Map 293, Lot 008; Map 290, Lots 144, 145, & 146, to the December 17, 2003 Planning Board meeting. Mr. J. Lessard **SECONDED**. **VOTE: All. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

III. NEW PUBLIC HEARINGS:

7. Hampton Woods LLC
Lot Line Adjustment (height variance) at
3 Walker Circle
Map 157, Lot 3-2
Waiver requested: Subdivision Regulations V.E (detailed plan)
Owner of Record: Hampton Woods LLC
8. Hampton Woods LLC
Lot Line Adjustment (frontage variance) at
2 Walker Circle
Map 157, Lot 2-A
Waiver requested: Subdivision Regulations V.E (detailed plan)
Owner of Record: Hampton Woods LLC

V. ATTENDING TO BE HEARD:

3. Hampton Woods/Seacoast Woods
Release of \$18,000.00 Surety for the construction of Walker Circle at
Walker Circle/Drakeside Road
Map 157, Lot 3-2 & 2A

Mr. Gillick read a letter dated October 30, 2003 from Mr. Tom Nigrelli & Ms. Betsy Ware to withdraw, at the applicant's request, the Hampton Woods Lot Line Adjustment Applications and Release of Surety Request. Mr. Fougere noted: in order to comply with the Board's notification and meeting requirements, submittal of an accurate and completed application, including but not limited to, new plans and drainage report, abutter information, fees, and all other items as required in the Town Site Plan Regulations must be submitted by the regulation deadline of November 14, 2003, 5:00 p.m. in order to be heard for the December 3, 2003 Planning Board meeting. Additionally, Mr. Fougere continued to state: failure to provide the necessary information for review in a timely manner will result in changing the hearing appointment date. Mr. J. Lessard **MOTIONED** to accept the withdrawal, at the applicants request, of the Hampton Woods LLC, Lot Line Adjustment at 2 & 3 Walker Circle, Map 157, Lot 3-2 & 2-A, also the Waiver requested: Subdivision Regulations V.E (detailed plan) and Hampton Woods/Seacoast Woods, Release of \$18,000.00 Surety Request for the construction of Walker Circle at Walker Circle/Drakeside Road, Map 157, Lot 3-2 & 2A. Mr. Viviano **SECONDED. VOTE: All. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

II. CONTINUED PUBLIC HEARINGS:

1. Andrew Kyriazis Special Permit
Planning Board consideration of compliance with condition #6 of its
May 7, 2003 conditional approval per RSA 676:4 I(i)
at 90 Island Path
Map 281, Lot 25
Owner of Record: Andrew Kyriazis

Attorney Peter Saari and Joe Coronati of Jones and Beach Engineering introduced themselves as representing the applicant. Mr. Gillick clarifies the applicant no longer needs the condition #6 deeded rights in order to continue. Mr. Fougere and Attorney Saari agreed.

**OPEN PUBLIC HEARING: NO COMMENT.
CLOSE PUBLIC HEARING.**

Mr. Gillick asked for Board comments. Hearing none, Mr. Emerick **MOTIONED** to re-approve the Special Permit Application at 90 Island Path, Map 281, Lot 25, subject to:

- 1) Conservation Commission be notified of demolition of buildings,
- 2) Conservation Commission be notified at completion of project,
- 3) Use of appropriate silt fencing;
- 4) Submittal of revised plans showing location of existing septic system to be removed, and,
- 5) The new structure shall be connected to Town sewer.

Mr. K. Lessard **SECONDED. VOTE: AIL. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

III. NEW PUBLIC HEARINGS:

1. Beverly Hollingworth
Special Permit for installing a grinder pump station and sewer line
to connect to Town sewer at
20 Great Boar's Head Avenue
Map 267, Lot 51
Owner of Record: Beverly A. Hollingworth

Ms. Beverly Hollingworth introduced herself. Mr. Ron Boucier, Engineer from H.L. Turner Group was also introduced. Ms. Hollingworth provided a copy of the DES memo regarding this project to be kept in the file. Ms. Hollingworth proceeded to outline the application request to install a pump station and connect with the existing Town sewer.

**OPEN PUBLIC HEARING: NO COMMENT.
CLOSE PUBLIC HEARING.**

Mr. Gillick asked for Board comments. Hearing none, Mr. K. Lessard **MOTIONED** to approve the Special Permit Application for installing a grinder pump station and sewer line to connect to Town sewer at 20 Great Boar's Head Avenue, Map 267, Lot 51. Mr. J. Lessard **SECONDED. VOTE: AIL. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

2. Old Pasture Realty Trust
Lot Line Adjustment at
531 Exeter Road
Map 16 & 35, Lot 6 & 2-1
Waiver requested: Subdivision Regulations V.E (detailed plan)
Owner of Record: Bob Nudd

Mr. Bob Nudd introduced himself. He proceeded to outline his application that he is requesting to move a lot line to provide passage to the old pasture by a common driveway. Mr. Fougere provided a brief summary report for the Board's considerations on the project.

**OPEN PUBLIC HEARING: NO COMMENT.
CLOSE PUBLIC HEARING.**

Mr. Gillick asked for Board comments. Hearing none, Mr. K. Lessard **MOTIONED** to grant the Waiver Requested: Subdivision Regulations V.E (detailed plan). Mr. J. Lessard **SECONDED. VOTE: All. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.** Mr. K. Lessard **MOTIONED** to approve the Lot Line Adjustment at 531 Exeter Road, Map 16 & 35, Lot 6 & 2-1, plan #01102, dated 8/28/03, subject to:

- 1) Final plans and mylar and recording fees will be required.
Fees to cover the cost of the proposed Easement shall also be submitted.

Mr. J. Lessard **SECONDED. VOTE: All. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

3. Ron & Carol Yanuszewski, & Ross Miller
Special Permit to remove stone driveway and replace with asphalt at
538 – 540 High Street
Map 151, Lot 8-5
Owner of Record: Ron & Carol Yanuszewski, & Ross Miller

Mr. Ron Yanuszewski introduced himself. Mr. Ross Miller introduced himself as well. Mr. Yanuszewski proceeded to outline the application requesting to remove a stone driveway and replace it with asphalt. He clarified this is a duplex/town home property where he owns one side and Mr. Miller owns the other. Mr. Fougere read comments from a memo dated October 28, 2003 from the Conservation Commission requesting a Soil Scientist comments. The applicants provided pictures of the problematic area where the drainage is ineffective and in does ice over occasionally. There was varied Board discussion and many members concurred the area is known to be “wet” and a Soil Scientist would prove to be an unneeded expense. The Board also determined that other immediate neighbors had already paved over their driveways – with or without permission.

OPEN PUBLIC HEARING: NO COMMENT.
CLOSE PUBLIC HEARING.

Mr. Gillick asked for further Board comments. Hearing none, Mr. Viviano **MOTIONED** to approve the Special Permit Application to remove stone driveway and replace with asphalt at 538 – 540 High Street, Map 151, Lot 8-5, based on the fact that the Board’s investigations failed to determine any prohibition of this request. Mr. Sullivan **SECONDED. VOTE: All. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

4. North Beach Investments, Inc.
Site Plan Review – 28 Unit Hotel at
703 Ocean Boulevard
Map 235, Lot 9
Waiver Requested: Section V.E. 8 (storm water drainage control plan)
Owner of Record: North Beach Investments, Inc.

Attorney Steven Ells introduced himself. Also present were Randy Radkay, Principal, Henry Boyd, Surveyor, and David Lopettage, Architect of this project. Attorney Ells proceeded to explain the application where the existing businesses would be replaced with new structure consisting of a 28-unit hotel. The applicant intends to decrease the water use, decrease traffic, and improve the overall appearance of the neighborhood in conjunction with the Beach Master Plan.

Mr. Fougere provided a summary report for the Board's considerations on the project which outlined some areas of concern being: parking lot design, sight line while backing out onto Kings Highway, two telephone poles would interfere with parking, lighting details, waste disposal, landscaping, current traffic/highway study necessary, DPW comments on the waiver request. Mr. Viviano asked is it being built as a Condominium or a Hotel. Mr. Ells clarified Hotel Rooms, not dwelling unit, no full kitchen, no stove. There was continued Board discussion.

OPEN PUBLIC HEARING:

Dean Pantelis of 2 Kings Highway, #6 introduced himself. Mr. Pantelis wanted to bring to the Board's attention that there is a court restriction dated through September 2004 that the current businesses must remain there until. Additionally, he has concerns regarding the already poor drainage and requests DPW approval because of flooding, parking at 90-degree angle, the architectural renderings are not consistent with the existing structures, and location of signage.

Hugh McQuade of 12 Kings Highway introduced himself. He stated his concerns being the necessity of cross walks, where would the snow removal go, parking issues, and storm drains must be efficient to carry excess.

Bill Farady of 7 Kings Highway introduced himself. His concerns were of the usage of the property, increased water usage, pedestrian safety, density, office showing in plan – will there be adequate parking provided, and zoning complied with.

Ken Spittola of #3 Village by the Sea introduced himself. His concerns were the winter transients, and asked the Board does this conform to the Master Plan?

Paul Voltek of 2 Kings Highway, #10 introduced himself. Mr. Voltek has been a resident of that area for 25 years and is concerned with the flooding, the sewer freezes so there is no drainage. Most residents their get water in their cellar now, and foresees the traffic a problem making it a very congested area.

Jerry Passconet of 2 Kings Highway, #12 introduced himself. He clarified the drainage issue is because it is not connect, once it is full, there is nowhere for the overflow to go. He was also concerned with the curb cuts.

Barbara Grimaldi of 16 Kings Highway introduced herself. Her concerns are drainage, more traffic, possibly could the applicant provide a smaller, maybe 8-unit condo, something that conformed more to the neighborhood.

CONTINUE PUBLIC HEARING.

Mr. Gillick stated this was not a complete application and suggests a meeting between the applicant and Mr. Fougere to discuss some of the key points from Mr. Fougere' summary (i.e. drainage study, parking/traffic study, exterior elevations, office & parking provisions). Mr. Gillick asked for further Board comments. Hearing none, Mr. J. Lessard **MOTIONED** to continue the North Beach Investments Site Plan Review Application for a 28 Unit Hotel at 703 Ocean Boulevard, Map 235, Lot 9, and the Waiver Requested: Section V.E. 8 (storm water drainage control plan) to the November 19, 2003 Planning Board meeting subject to:

- A meeting to be held with Interim Town Planner, Mark Fougere to discuss key points of Board concerns regarding, but not limited to: drainage study, parking/traffic study, exterior elevations, office, and parking provisions.

Mr. Viviano **SECONDED. VOTE: AIL. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

5. Richard & Susan Frank
Condominium Conversion at
17 N Street
Map 293, Lot 133
Waiver requested: Subdivision Regulations V.E (detailed plan)
Owner of Record: Richard & Susan Frank

Mr. Richard Frank introduced himself. He outlined the application requesting to convert his current structure into two separate condominium units, to include separate heat and water for each unit, plowing is contracted, off street parking is available for 6 vehicles, and he has occupancy permits. Mr. Fougere provided a brief summary report for the Board's consideration on the project.

OPEN PUBLIC HEARING: NO COMMENT.
CLOSE PUBLIC HEARING.

Mr. Gillick asked for further Board comments. Hearing none, Mr. J. Lessard **MOTIONED** to to grant the Waiver requested: Subdivision Regulations V.E (detailed plan). Mr. Higgins **SECONDED. VOTE: AIL. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.** Additionally, Mr. J. Lessard **MOTIONED** to approve the Condominium Conversion at 17 N Street, Map 293, Lot 133, plan #4-34-3034, 10/15/03, subject to:

- 1) Submittal of revised plans showing corrections as follows:
 - * The zoning lot criteria should be added to the plan.
 - * The plan should note the correct Zoning District - BS
- 2) Final plans, mylar, certificate of monumentation and recording fees will be required.

Mr. Sullivan **SECONDED. VOTE: AIL. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

6. Saint James Building Association
Amended Site Plan Review at
77 Tide Mill Road
Map 241, Lot 8
Owner of Record: Saint James Building Association

Mr. Paul Cuetara introduced himself as representing the applicant. Mr. Gillick asked if Mr. Cuetara was authorized to speak on behalf of the St. James Masonic Lodge. Mr. Cuetara replied he was on the elected committee to run this project. Mr. Cuetara clarified that this application will not address any cell phone tower issues. Mr. Gillick reiterated there will be no discussion of cell phone towers at this time.

Mr. Emerick excused himself from hearing this application as he is a member of the Masonic Temple.

Mr. Cuetara proceeded to explain the application requesting to add a second floor emergency access, storage area, improve stairway and make separate entrance, lift or elevator for handicap access. Mr. Fougere provided a brief summary report for the Board's consideration on the project.

OPEN PUBLIC HEARING: NO COMMENT.
CLOSE PUBLIC HEARING.

Mr. Gillick asked for further Board comments. Hearing none, Mr. Sullivan **MOTIONED** to approve the Saint James Building Association Amended Site Plan Review at 77 Tide Mill Road, Map 241, Lot 8, plan #H211, dated 10/13/03 subject to:

- 1) Submittal of revised plans showing corrections as follows:
 - Metes & bounds should be added to the property perimeter.
 - The square footage of the addition should be noted on the plan.
 - Proposed landscaping should be noted.
 - The parking spaces and dimensions should be noted on the plan.
- 2) Final revised plans, mylar and recording fees will be required.

Mr. J. Lessard **SECONDED. VOTE: AIL. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

Mr. Emerick returned to his Board seat.

7. Robert J. Palmisano
Condominium Conversion at
751 Ocean Boulevard & 4 3rd Street
Map 223, Lot 34
Waiver requested: Subdivision Regulations V.E (detailed plan)
Owner of Record: Robert J. Palmisano

Attorney Peter Saari introduced himself and Mr. Bob Palmisano. Attorney Saari proceeded to explain the application as a routine condominium conversion. Mr. Fougere provided a brief summary report for the Board's consideration on the project. Mr. Gillick asked if all the parking will be on 3rd Street. Attorney Saari replied yes.

OPEN PUBLIC HEARING: NO COMMENT.
CLOSE PUBLIC HEARING.

Mr. Gillick asked for further Board comments. Hearing none, Mr. Sullivan **MOTIONED** to grant the Waiver requested: Subdivision Regulations V.E (detailed plan). Mr. J. Lessard **SECONDED. VOTE: AIL. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.** Additionally, Mr. Sullivan **MOTIONED** to approve the Condominium Conversion at 751 Ocean Boulevard & 4 3rd Street, Map 223, Lot 34, plan #2-58-2026, dated 10/10/03 subject to:

- 1) Submittal of revised plans showing corrections as follows:
 - The Locus Map should be added to the plan.
- 2) Final plans, mylar, Certificate of Monumentation and recording fees will be required.

Mr. Emerick **SECONDED. VOTE: AIL. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

10. 389 High Street Realty Trust
Site Plan Review - 7 Unit Building at
389 High Street
Map 180, Lot 3A-6 & 7
Waiver Requested: Site Plan Regulations, Appendix B (multi-family site plan fee)
Owner of Record: Four B Realty Trust, Denise M. Fournier, Trustee

Attorney Peter Saari introduced himself. Mr. Joe Coronati of Jones and Beach Engineering, and Mr. Ken Sakurai, Principle of this project were also introduced. Mr. Coronati proceeded to explain the application and how the new plans reduce the encroachment into the buffer and there will be drive access under the 7 units. Mr. Fougere provided a summary report for the Board's consideration on the project. Mr. Fougere amended Jennifer Kimball's memo of June 2, 2003 stating requirements such as: recreation space is required, monumentation will be required, drainage treating runoff on-site, erosion control, conditional use permit necessary, landscaping and trash removal needs to be identified.

OPEN PUBLIC HEARING:

Chuck Kaloustian of 1 Alexander Drive introduced himself. He wanted to clarify some of the changes he heard on the plan tonight: driveway changed; there is a walk-in door on High Street; all height requirements have been met.

Roseanne Spizzeri of 3 Alexander Drive introduced herself. Her concerns are how many feet from her property line (Joe C. = 85' away), and how many square feet are each unit (Joe C. = 1500 sq. ft.).

Scott Vandersall of 6 Alexander Drive introduced himself. His concerns are how much of the Conservation area is affected (Joe C. = the existing tree line will be kept as it is today).

Todd Wiskalis 2 Alexander Drive introduced himself. He is not in approval of the wetlands being a playground. He also asked will he hear more noise (Ken S. = yes), and how much of the building will he see (Ken S. = in the fall with the leaves down as much as you now see the existing building, etc...).

Jim Shawtall of 3 Alexander Drive introduced himself. He was concerned what was this Board voting on. (Mr. Gillick replied, an application to tear down and exiting structure and build a 7-unit structure, and waiver is requested as well).

Mrs. Tracy Kelly of 9 Alexander Drive introduced herself. Her concerns were will the owners be able to rent (Ken S. = assured no short-term rentals, Mr. Gillick asked the applicant to have condominium documents be available for public record), and increased traffic situations.

CONTINUE PUBLIC HEARING.

Mr. Fougere provided a summary report for the Board's consideration on the project that there are additional Special Permits that the applicant must apply for before going forward, and review and comments will be needed from HFD, Aquarion, Conservation Commission, and DPW. Mr. Fougere added, in order to comply with the Board's notification and meeting requirements, the applicant must submit an accurate and completed application, including but not limited to, new plans and drainage report, abutter information, fees, and all other items as required in the Town Site Plan Regulations by the regulation deadline of November 14, 2003, 5:00 p.m. in order to be heard for the December 3, 2003 Planning Board meeting. Additionally, failure to provide the necessary information for review in a timely manner will result in changing the hearing appointment date. Mr. Gillick asked for further Board comments. Mr. K. Lessard requested the applicant also clarify the snow removal, signage, recreation area, and to define short-term rental. Mr. J. Lessard **MOTIONED** to grant the Waiver Requested: Site Plan Regulations, Appendix B

(multi-family site plan fee). Mr. Viviano **SECONDED. VOTE: 5 = YES / 1 = OPPOSED** (Mr. Higgins). **MOTION PASSES IN THE AFFIRMATIVE.** Additionally, Mr. Higgins **MOTIONED** to continue the 389 High Street Realty Trust Site Plan Review - 7 Unit Building at 389 High Street, Map 180, Lot 3A-6 & 7 Application to the December 3, 2003 Planning Board meeting subject to:

- 1) Receipt of Special Permit Application to conduct work within the Wetland Conservation District,
- 2) Receipt of Conditional Use Permit for multi-family dwelling within the Aquifer Protection District, and,
- 3) Submittal of any additional fees required for abutter re-notification.

Mr. Viviano **SECONDED. VOTE: AIL. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

V. ATTENDING TO BE HEARD:

1. Richard A. & Ruth E. Bley
8-Lot Subdivision at
Timber Swamp Road
Map 137, Lot 1
Owners of Record: Same as Above
Jurisdiction Accepted May 7, 2003, extended by applicant
2. Richard A. & Ruth E. Bley
Special Permit Application for construction of culverts, wells and water lines
within the Wetlands Conservation District associated with 8-Lot Subdivision at
Timber Swamp Road
Map 137, Lot 1
Owners of Record: Same as Above

Mr. Gillick stated the purpose of seeing the applicant tonight is to solve the on-site drainage, the application is on hold and discussion will be confined to proposed drainage. Mr. Tobin Farwell of Altus Engineering introduced himself and Mr. Richard Bley was present as well. Mr. Farwell proceeded to highlight the drainage plans showing and increase of flow, run-off being treated, and now proposing additional catch basin. Mr. Fougere stated a drainage easement from the abutter (Hurd's) will be needed. Mr. Bley clarified how the original proposal drained to the left, then to appease the DPW it is now draining to the right. Mr. Fougere provided a brief summary for the Board's consideration on the project that the applicant and DPW have conferred and came to an agreement, and a letter from Conservation Commission will be needed. Mr. Gillick asked for further Board comments and a consensus to move forward with this application. Hearing none, the Board's consensus was to move forward and continue the 8-Lot Subdivision and Special Permit Applications. Mr. Fougere added the 8-Lot Subdivision and Special Permit Application for construction of culverts, wells and water lines within the Wetlands Conservation District associated with 8-Lot Subdivision at Timber Swamp Road, Map 137, Lot 1 Applications currently scheduled for November 19, 2003 Planning Board meeting will be continued subject to:

- 1) Receipt of Special Permit Application to conduct work within the Wetland Conservation District,
- 2) Submittal of any additional fees required for abutter re-notification.

Mr. Fougere added, in order to comply with the Board's notification and meeting requirements, the applicant must submit an accurate and completed application, including but not limited to, new plans and drainage report, abutter information, fees, and all other items as required in the Town Site Plan Regulations by the regulation deadline of November 14, 2003, 5:00 p.m. in order to be heard for the December 3, 2003 Planning Board meeting.

Additionally, failure to provide the necessary information for review in a timely manner will result in changing the hearing appointment date.

III. CONSIDERATION OF MINUTES – October 15, 2003:

Continued to November 19, 2003.

IV. CORRESPONDENCE:

Mr. Gillick read a memo dated November 1, 2003 from Mr. Jack Murray, Jr. of Pobama Trust welcoming all to visit the site at 4 Post Road in North Hampton to see the wetland and buffer zone restoration plan in progress.

V. OTHER BUSINESS:

None.

Mr. Sullivan **MOTIONED** to adjourn. Mr. K. Lessard **SECONDED**. **VOTE: All. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

Meeting adjourned at 10:15 p.m.

Respectfully Submitted,
Janine L. Fortini
Planning Board Secretary